| 079.0 | 0003 | 0001.A | 1 of 1 | ARLINGTON |
|---|---|---|---|---|
| Map | Block | Lot | CARD | |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 715,000 | / | 715,000 |
| USE VALUE: | 715,000 | / | 715,000 |
| ASSESSED: | 715,000 | / | 715,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | BRATTLE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | A & V DUDLEY STREET LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 60 BUCKMASTER DRIVE |
| Street 2: | |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01742 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DEEHAN ANTHONY J - |
| Owner 2: | - |
| Street 1: | 60 BUCKMASTER DRIVE |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry: |
| Postal: | 01742 |

## NARRATIVE DESCRIPTION

This Parcel contains 14,819 Sq. Ft. of land mainly classified as Parking Lot

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | I | INDUSTRIA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 337 | 14819.000 | | | 715,000 | 715,000 |
| Total Card | 0.340 | | | 715,000 | 715,000 |
| Total Parcel | 0.340 | | | 715,000 | 715,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

**Legal Description**

**User Acct** 49209

**GIS Ref**

**GIS Ref**

**Insp Date** 03/10/09

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 079.0-0003-0001.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 337 | FV | | 0 | 14,819. | 703,200 | 703,200 | 703,200 | Year End Roll | 12/18/2019 |
| 2019 | 337 | FV | | 0 | 14,819. | 656,400 | 656,400 | 656,400 | Year End Roll | 1/3/2019 |
| 2018 | 337 | FV | | 0 | 14,819. | 586,000 | 586,000 | 586,000 | Year End Roll | 12/20/2017 |
| 2017 | 337 | FV | | 0 | 14,819. | 515,700 | 515,700 | 515,700 | Year End Roll | 1/3/2017 |
| 2016 | 337 | FV | | 0 | 14,819. | 386,800 | 386,800 | 386,800 | Year End | 1/4/2016 |
| 2015 | 337 | FV | | 0 | 14,819. | 351,600 | 351,600 | 351,600 | Year End Roll | 12/11/2014 |
| 2014 | 337 | FV | | 0 | 14,819. | 351,600 | 351,600 | 351,600 | Year End Roll | 12/16/2013 |
| 2013 | 337 | FV | | 0 | 14,819. | 351,600 | 351,600 | 351,600 | | 12/13/2012 |

!6451!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 21:13:44 |

**LAST REV**

| Date | Time |
|---|---|
| 02/27/20 | 10:21:54 |
| mmcmakin | |
| 6451 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DEEHAN ANTHONY | 1554-148 | | 1/29/2020 | Convenience | 99 | No | No | | |
| | 896-83 | | 10/1/1977 | | 25,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/10/2009 | Vacant Lot | 197 | PATRIOT |
| 1/12/2000 | Vacant Lot | 243 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 49209 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 337 | Parking Lot | | 14819 | | Sq. Ft. | Site | | 0 | 30.5 | 1.58 | CA | | | | | | | | | 714,959 | | | | | | 715,000 | |

Total AC/HA: 0.34020 | Total SF/SM: 14819 | Parcel LUC: 337 | Parking Lot | Prime NB Desc: COMM AVG | Total: 714,959 | Spl Credit | Total: 715,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | | | |
| Sty Ht: | | | |
| (Liv) Units: | | Total: | |
| Foundation: | | | |
| Frame: | | | |
| Prime Wall: | | | |
| Sec Wall: | | | % |
| Roof Struct: | | | |
| Roof Cover: | | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | | | |
| Year Blt: | | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | | | |
| Prim Int Wall | | | |
| Sec Int Wall: | | | % |
| Partition: | | | |
| Prim Floors: | | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | | | |
| Insulation: | | | |
| Int vs Ext: | | | |
| Heat Fuel: | | | |
| Heat Type: | | | |
| # Heat Sys: | | | |
| % Heated: | | % AC: | |
| Solar HW: | | Central Vac: | |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | | 0.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 0 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 16.0000000 |
| Adj $ / SQ: | |
| Other Features: | 0 |
| Grade Factor: | |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 0 |
| Depreciation: | 0 |
| Depreciated Total: | 0 |

## COMMENTS

PAVING VERY POOR, N/V.

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | | | | | | # Units: | | | | | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | | BRs: | | Baths: | | | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | 0 | Val/Su SzAd | |

## SKETCH

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

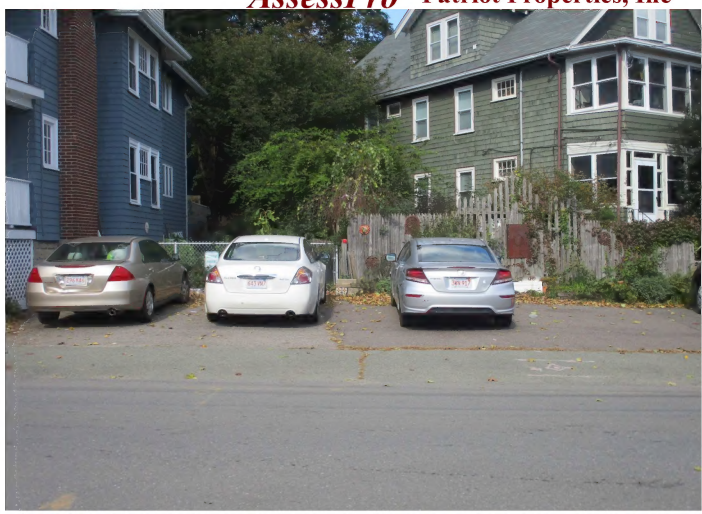
| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | Total: | | | |
| Size Ad | | Gross Are | | FinArea | |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

079.0-0003-0001.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |